

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name— Monroe Hill
other names/site number Brown College VA. DHR File # 104-0124

2. Location

street & number 252 and 256 McCormick Road not for publication
city or town Charlottesville vicinity
state Virginia code VA county Independent City code 540 Zip 22903

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official Date
Virginia Department of Historic Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

 entered in the National Register

 See continuation sheet.

 determined eligible for the
National Register

 See continuation sheet.

 determined not eligible for the National Register

 removed from the National Register

 other (explain): _____

Signature of Keeper

Date of Action

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Monroe Hill
City of Charlottesville, VA

5. Classification

Ownership of Property (Check as many boxes as apply)

☐ private
☐ public-local
☒ public-State
☐ public-Federal

Category of Property (Check only one box)

___X___ building(s)
 ___ district
 ___ site
 ___ structure
 ___ object

Number of Resources within Property

Contributing	Noncontributing
<u>4</u>	<u>1</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>4</u>	<u>1</u> Total

Number of contributing resources previously listed in the National Register _____

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>1. DOMESTIC</u>	Sub: <u>Single Dwelling</u>
<u>2. COMMERCE</u>	<u>Professional</u>
<u>3. EDUCATION</u>	<u>Education-related housing</u>
<u>4. EDUCATION</u>	<u>Education-related housing</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

Cat: <u> 1. DOMESTIC </u>	Sub: <u>Single dwelling </u>
<u> 2. DOMESTIC </u>	<u> Single dwelling </u>
<u> 3. EDUCATION </u>	<u> reading rooms </u>
<u> 4. EDUCATION </u>	<u> offices </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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7. Description

Architectural Classification (Enter categories from instructions)

☐ Early Republic – Early Classical Revival – _____

☐ Greek Revival (main house) _____

Materials (Enter categories from instructions)

foundation ☐ brick _____

roof ☐ standing seam metal _____

walls ☐ brick _____

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)

☐ Commerce _____☐ Education _____Period of Significance 1790-1953 _____

Significant Dates 1790-99 _____1814 _____1846 _____

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Unknown _____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)☐ preliminary determination of individual listing (36 CFR 67) has been requested.☐ previously listed in the National Register☐ previously determined eligible by the National Register☐ designated a National Historic Landmark☐ recorded by Historic American Buildings Survey # _____☐ recorded by Historic American Engineering Record # _____**Primary Location of Additional Data**☒ State Historic Preservation Office☐ Other State agency☐ Federal agency☐ Local government☐ University☐ Other

Name of repository: _____

10. Geographical Data

Acreage of Property 2.182 acres _____

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 UTM X 630497.1788 2 UTM Y 46638643.405 (Monroe Hill House) _____

3 UTM X 630418.8049 4 UTM Y 46638542.7791 (Monroe Hill Range) _____

☐ See continuation sheet.

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Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title: Amanda Davis and Gwendolyn K. White/437 Monticello Blvd., Alexandria, VA 22305

(703 535 8662)

Organization: date 9/17/03

street & number: 1213 Indian Trail Road telephone (540) 269-8111

city or town Keezletown state VA zip code 22832

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name University of Virginia

street & number P.O. Box 400726 telephone

city or town Charlottesville state VA zip code 22904-4726

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

**Monroe Hill
City of Charlottesville, VA**

Summary Description:

Monroe Hill is a complex of buildings that include the main house, the James Monroe law office, and two arcaded ranges constructed as student rooms. The complex is situated on McCormick Road and overlooks the University of Virginia grounds. The one-and-one-half-story James Monroe Law Office was the first structure on the site and was built ca. 1790. The main house, built ca. 1814, is a two-story brick and stucco double-pile dwelling with a standing seam hipped roof. The earliest part of the house was built around the same time as the law office but was later enlarged and adorned with Greek Revival details. Attached to the house is an arcade of six student rooms known as Dawson's Row. Another arcade of six student rooms (Brown Range) is situated perpendicular to the first range and begins at a corner of the law office. All structures are of brick and have standing seam metal roofs.

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**Monroe Hill
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Detailed Description:

James Monroe began construction of a small farmhouse and law office on the property around 1790. The brick dwelling was described as being one story high, 26 by 20 feet with the law office having an identical footprint. There was also a one-story frame kitchen, no longer extant, 20 by 28 feet with walls filled with brick nogging.

The main house at Monroe Hill has been greatly enlarged from the original foot plan. In 1814, John Perry, one of Thomas Jefferson's builders, acquired the property and built the double-pile house with five-bay façade. The Greek Revival façade, which faces southeast, is not symmetrical, however, and the windows on the western half are not as widely spaced as those on the original eastern portion revealing the two periods of construction. The front and rear facades are brick covered with stucco and the side walls are 7-course common brick bond. All walls are painted white. The double-hung windows on the front façade have 9-over-9-light windows and louvered shutters. There are exterior brick chimneys on either side of the house. A plain entablature runs beneath the eaves of a low-pitched hipped roof. A one-story portico with paired Tuscan columns shelters the main entrance. The front door has a transom and sidelights. The door and sidelights are framed by Doric pilasters. The north façade also is five bays wide with 6-over-6-light windows on the first floor. There is a wooden veranda with chamfered posts set on brick piers above a high cellar.

The interior arrangement features a slightly off-center central passage with corresponding exterior doors on the north and south sides. The stair rises from the back of the passage and there are four rooms on each floor. A wide, open stair hall bisects the second floor.

The southeast basement room is part of the original section. It has four foot high stone foundations topped with three feet of brick laid in two-course common bond. At the eastern end of the room is a large fireplace with slate hearth. Above this room is a room known as the Dining Room, which would have been the main part of the Monroe-era house. The south windows have two 9-over-9-light windows that are similar to those in the Law Office.

Dawson's Row, the arcaded row of six student rooms that runs between the main house and the law Office, is whitewashed 5-course American bond brick with standing seam metal roof. A second row of six arcaded student rooms, Brown Range, was constructed perpendicular to the

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**Monroe Hill
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other buildings, but with the same characteristics as Dawson's Row. The arcades were built in 1848.

To the right of the main house is a brick one-car garage in 5-course common bond whitewashed to match the other buildings.

The law office measures 26 by 20 feet and is two bays wide and one and one-half stories high. It is the oldest part of the complex. The foundation is of fieldstone. The whitewashed brick structure is of Flemish bond with beaded weatherboards in the gable end. There are two brick exterior end chimneys. The interior of the office has wooden framing. Finished ceiling beams below the main floor in the present-day crawl space indicate that it may have originally had a basement. There are three windows in the crawl space and a larger opening on the north side was probably a bulkhead entrance. All openings have been closed in using brick laid in five-course American bond. There is an entrance on the back (northwest) wall and one from the arcade. The present interior of the small building extends into one of the adjacent student rooms. The Law office now consists of two small rooms on the first floor with a steep stair in a narrow hall leading to the second floor.

Some of the interior woodwork has been replaced including window moldings in the north rooms. All door moldings except the ones connecting the south rooms have been replaced. The fireplace in the northeast room has been sealed. Upstairs a closet and bathroom have been added and the stair has been altered from its original condition.

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**Monroe Hill
City of Charlottesville, VA**

Summary Statement of Significance

Monroe Hill originated as a small dwelling and law office built for James Monroe in 1790. Monroe occupied the property only briefly and sold the land to John Perry in 1814. Perry, one of the builders of the University of Virginia, enlarged the main house and eventually sold the property to the University. The main dwelling served as home of the proctor of the University for a time, but eventually came to be used for student use. Two arcaded ranges, each with six student rooms, were built in 1848 and the site became a residential college for students given grants by the Commonwealth of Virginia to attend the University. Monroe Hill continues to be used for educational purposes as a residential college, now known as Brown College.

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Historical Background

The land upon which Monroe Hill now stands was originally part of the land holdings of George Nicholas of Williamsburg who was an elder brother of former Virginia state governor, Wilson Cary Nicholas. By 1784, Nicholas was practicing law in Charlottesville and in 1786 he was the Albemarle County representative to the Virginia General Assembly. He moved to Kentucky in 1790 and sold 800 acres of his property to James Monroe. James Monroe called the property Lower Plantation and in 1790 he constructed three buildings on the property; a brick dwelling, a brick law office, and a frame kitchen. That same year he was elected as a senator from Virginia to the Second Continental Congress and consequently spent little time on the property in Albemarle County. Monroe subsequently purchased acreage near Monticello and began construction of a larger, permanent home there.

From 1794 to 1797, Monroe's brother, Joseph Monroe, occupied the Lower Plantation property. The property changed hands several times in the next few years until John Perry, one of the builders working under Thomas Jefferson, purchased it in 1814. During his ownership, the house was substantially enlarged. In 1817, Perry sold the property to be held in trust as the future site of the University of Virginia, with the provision that he be hired as a builder for the University. The Monroe Hill house served as the home of the University proctor in the second quarter of the nineteenth century and Proctor Arthur P. Brockenbrough resided there. The house was eventually appropriated as housing for students attending the University on state scholarships and in 1848 two arcaded ranges, each containing six student rooms, were constructed. Dawson's Row was built in the space between the main house and the Law Office and Brown Range was built on the other side of the Law Office perpendicular to the other buildings.

After the Civil War, George Sidney Ford remodeled the main house. In 1986, the complex became the site of a residential college, originally called Monroe Hill College and renamed Brown College in 1994. The main house became the principal's house for the residential college. An elevator was installed on the northwest side of the sloping site to make it handicapped accessible in 1994.

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Bibliography

Historic American Buildings Survey. No. VA-1027

Lay, Edward K. *The Architecture of Jefferson Country: Charlottesville and Albemarle County, Virginia*. Charlottesville: University Press of Virginia, 2000: 130.

Oliver, Elizabeth Byrd. *Monroe Hill Law Office, Charlottesville, VA*. School of Architecture, University of Virginia. Spring 1981.

Thompson, Joy H. *Lower Plantation: James Monroe's Early Dwellings at the University of Virginia*. Unpublished manuscript written under the direction of K. Edward Lay, 1998.

Wilson, Richard Guy and Sara A. Butler. *University of Virginia: An Architectural Tour*. New York: Princeton University Press, 1999.

Verbal Boundary Description

The property being nominated is identified as parcel number 4 on the tax parcel maps for Albemarle County, Virginia.

Boundary Justification

The property being nominated includes all of the buildings historically associated with the Monroe Hill property.

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**Monroe Hill
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The following information is the same for all photographs except where noted:

Name of Property: Monroe Hill

Location of Property: Albemarle County, VA

Date of Photographs: December 2002

Negative Number: 20948 (photos 1-7) No.: 21003 (photo 8)

Photographer: Amanda Davis

Photographs Filed: Department of Historic Resources, Richmond, VA

Photograph 1 of 8

View: Monroe Hill complex

Photograph 2 of 8

View: East Façade main house

Photograph 3 of 8

View: Attached arcade

Photograph 4 of 8

View: Law office

Photograph 5 of 8

View: Mantel in law office

Photograph 6 of 8

View: Detached arcade

Photograph 7 of 8

View: Garage

Photograph 8 of 8

View: Interior main house